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The following constitutes the order of the Court.  
Signed: December 10, 2021

*M. Elaine Hammond*

M. Elaine Hammond  
U.S. Bankruptcy Judge

Attorney for Secured Creditors Behrooz R. Shahab and  
Laurie A. Shahab, Trustees of The Shahab Family  
Revocable Trust, Dated 7/31/2000, Gregory Galen Lin,  
and Stephen E. Fournier, Trustee Fournier Tax Consulting 401K

UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF CALIFORNIA  
(San Jose Division)

In re:  
DUTCHINTS DEVELOPMENT, LLC,

Case No. 21-51255-MEH  
Chapter 11

RS No. BRL-355

ORDER TERMINATING AUTOMATIC  
STAY

Debtor.

DATE: December 10, 2021  
TIME: 10:00 a.m.  
DEPT: Via Video/Teleconference

Creditors Behrooz R. Shahab and Laurie A. Shahab, Trustees of The Shahab Family Revocable Trust, Dated 7/31/2000, Gregory Galen Lin, and Stephen E. Fournier, Trustee Fournier Tax Consulting 401K (hereinafter "Secured Creditors") having filed a Motion For Order Terminating Stay or Granting Adequate Protection, and the Motion having been set for hearing before this Court on December 10, 2021; Geoffrey Wiggs appearing on behalf of the Debtor and Benjamin R. Levinson appearing on behalf of Secured Creditors; and other appearances noted on the record; and the court reviewing the evidence and finding that grounds exist to make the following Order based on reasons set forth by the Court on the

1 record;

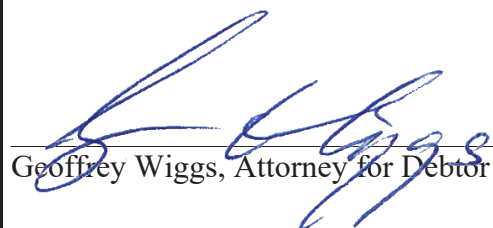
2 1. IT IS HEREBY ORDERED that the automatic stay pursuant to 11 U.S.C. Section 362(a) is  
3 terminated upon entry of this Order as to Debtor's interest with respect to the real property commonly  
4 known as 1226 Phyllis Avenue, Mountain View, California, 94040, APN #193-11-042 (the "Property")  
5 which has a legal attached to the deed of trust of Secured Creditors and the Secured Creditors or their  
6 assigns or successors are hereby authorized and permitted, at their convenience and without further order  
7 of this Court, to exercise the rights provided by the laws of the State of California and by the terms and  
8 conditions of their promissory note and Deed of Trust including, but not limited to, beginning, continuing  
9 or completing foreclosure under their Deed of Trust.  
10

11 2. IT IS FURTHER ORDERED that the automatic stay as it pertains to Secured Creditors'  
12 interest in the Property shall be and is terminated and vacated for all their foreclosure remedies, without  
13 the requirement of further notice or publication, except as may be required by state law.

14 3. IT IS FURTHER ORDERED that subsequent to any foreclosure sale or trustee's sale  
15 taking place, the automatic stay is terminated to allow the purchaser at any foreclosure sale or trustee's  
16 sale to obtain possession of the Property from Debtor.

17 4. IT IS FURTHER ORDERED that the fourteen day stay period after entry of the Order  
18 under Bankruptcy Rule 4001(a)(3) is **not** waived.

19 APPROVED AS TO FORM.  
20

21   
22 \_\_\_\_\_  
23 Geoffrey Wiggs, Attorney for Debtor

Date: 12/10/2021

24 \*\*\*END OF ORDER\*\*\*  
25  
26

COURT SERVICE LIST

ALL SERVED BY ECF

Madeleine Tashjian  
1226 Phyllis Avenue  
Mountain View, CA 94040